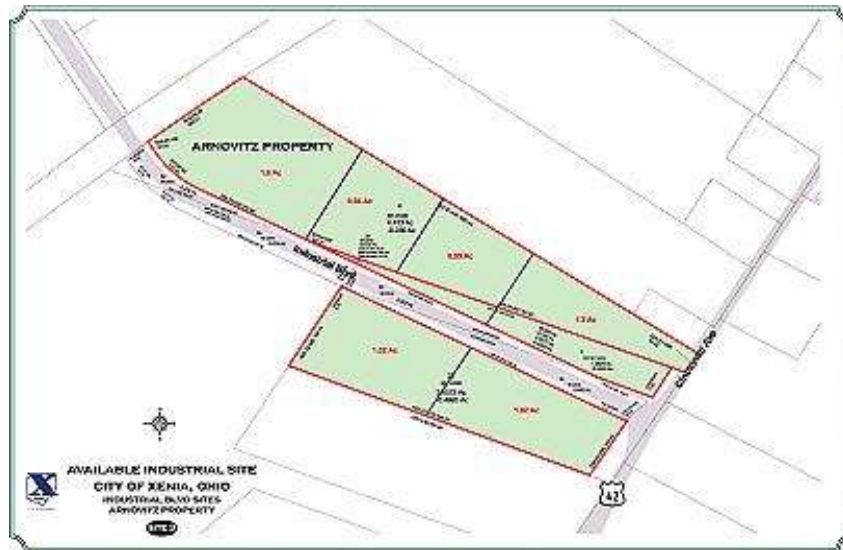


## SITE #3

### INDUSTRIAL BOULEVARD SITES

February 2004



[Click on the image or here for a larger version.](#)

**Location:** South-central area of Xenia, between U.S. 42 (Cincinnati Ave.) and Bellbrook Avenue with frontage on both sides of Industrial Blvd.

**Total Acres Involved:** 7.1 acres (platted in 1 acre (+/-) size lots, which could be combined)

**Price:** \$35,000 per acre range. (Negotiable)

**Zoning:** Industrial-2, City of Xenia

**Soil Boring Information:** Not currently available on this site.

**Environmental Audit:** Not currently available.

**Highway Access:** Access to the U.S. 42 and U.S. 35 interchange is approximately 1/4 mile via Industrial Blvd.

I-675 is approximately 8 miles west via 4-lane U.S. Route 35 and I-70, I-71, and I-75 are all within 15 miles via U.S. Routes 35, 42, or 68.

**Rail Availability:** None

**Airports:** Greene County Airport - 2 miles west - 4,500 ft. runway. Springfield Municipal Airport - 12 miles north - 5,500 ft. & 10,000 ft. runways. Dayton International Airport - 28 miles northwest.

**Utilities: Water** - City of Xenia

An 8" water line is located in Industrial Blvd. with pressure in the 70-80 PSI range and a 16" water line is located along the Little Miami Bike Trail.

**Storm Water** - on-site detention/retention, and Gladys Run drainage area

**Sanitary Sewer** - City of Xenia

A 10" sanitary sewer line is located in Industrial Blvd.

**Electricity** - [Dayton Power & Light Co.](#)

12,470 volt primary service is available, along with 3 phase secondary service as required.

**Natural Gas** - [Vectren Energy Delivery of Ohio](#)

A 4" M.P.S. (20-30 PSI) is located in Industrial Blvd. and Cincinnati Ave. (U.S. 42).

**Telecommunications** - SBC

The Xenia switching station is digital with fiber optic lines.

**Construction Permits:** City of Xenia

**Utility Permits:** City of Xenia (Water & Sewer)

[Dayton Power & Light](#) (Electricity)

[Vectren Energy Delivery of Ohio](#) (Natural Gas)

For site information and pricing contact **Matthew Arnovitz, Arnovitz & Associates Inc.**, 1440 Passport Ln., Dayton, OH 45402. Phone (937)264-9200, Fax (937)264-9213, E-mail: [info@arnovitz.net](mailto:info@arnovitz.net) Web Site: [www.arnovitz.net](http://www.arnovitz.net)

For community information contact **Steve Brodsky, City of Xenia Development Department**, 101 N. Main St., Xenia OH 45385. Phone: (937) 372-7943, Fax: (937) 372-8151, Email: [sbrodsky@ci.xenia.oh.us](mailto:sbrodsky@ci.xenia.oh.us) or visit our website [www.ci.xenia.oh.us](http://www.ci.xenia.oh.us) .

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